

## City of Kerrville Planning & Zoning Commission Agenda

Thursday, May 18, 2006, 4:30 p.m.\*

City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX

The meeting place has wheelchair accessibility and available accessible parking spaces. Please call the City of Kerrville Planning Division at (830) 792-8354 forty-eight hours (48) before the meeting to request accommodations.

### 1. **\*4:15 p.m. Pre-Meeting Session, City Council Chambers**

Review of today's agenda items between Staff and the Commission. No action will be taken and there is to be no discussion between the Commission and the applicant(s) or other audience.

### 2. **4:30 p.m. Call to Order**

Chairperson calls the meeting to order; roll call

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### 3. **Visitor/Citizens' Forum**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

### 4. **Consent Agenda**

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

#### 4A. **Approve the minutes from the meeting of April 20, 2006.**

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#### 4B. **Final Plat: Peterson Regional Medical Center Addition** – Three (3) proposed lots on 27.3+ acres for a planned regional hospital development located at the southwest intersection of Hill Country Drive and Wesley Drive. Zoned: C-14, C-15. Applicant: Voelkel Engineering and Surveying c/o Sid Peterson Memorial Hospital. (File #2005-32).

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### 5. **Public Hearings/Consideration**

#### 5A. **Conditional Use Permit (CUP) Request** – Consideration of a recommendation to the City Council of a request for a CUP to allow the expansion of an existing funeral service/crematory (Business Services II) use on 3.0+ acres at 1221 Junction Highway. Zoned: GR. Applicant: Gene Allen c/o Kerrville Funeral Home (File #2006-09).

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#### 5B. **Conditional Use Permit (CUP) Request** – Consideration of a recommendation to the City Council of a request for a CUP to allow the expansion of an existing vehicle repair/maintenance use at 1600 Stadium Drive. Zoned: N-23. Applicant: Anderson Steadham, Inc. c/o Central Automotive. (File #2006-12).

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### 6. **Staff Reports**

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6A. Future Agenda Items. Applicant: Director of Development Services/City Planner.

6B. Project Status Report. Applicant: Director of Development Services/City Planner.

6C. Announcements.

### 7. **Adjourn** - The next scheduled meeting is Thursday, June 1, 2006.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 4A **FOR AGENDA OF:** May 18, 2006

**DESCRIPTION:** Approval of the minutes from the meeting of April 20, 2006.

**APPLICANT(S):** Planning and Zoning Commission Secretary

**ATTACHMENT(S):** Minutes

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The Commission's Secretary recommends approval of the proposed minutes.

On April 20, 2006, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:30 p.m. in the City Hall Council Chambers, 800 Junction Highway.

**MEMBERS PRESENT:**

Mack Hamilton, Chairperson  
Jim Kessler, Commissioner  
Bruce Motheral, Commissioner  
Andy Phillips, Commissioner

**MEMBERS ABSENT:**

George Hager, Commissioner  
Carl Meek, Ex-Officio City Councilperson  
Paul Hofmann, Ex-Officio City Manager

**STAFF PRESENT:**

Paul Menzies, Director of Development Services/City Planner  
Jena Chacon, Planning and Zoning Commission Secretary

**1. CALL TO ORDER:**

**2. VISITOR/CITIZENS FORUM:**

No person spoke.

**3. CONSENT AGENDA:**

3A. Approval of the minutes from the meeting of April 5, 2006.

Cmr. Kessler moved for approval of the consent agenda; motion was seconded by Cmr. Phillips and passed 4-0.

**4. Staff Report**

4A. Future agenda items. Applicant: Director of Development Services/City Planner.  
Mr. Menzies informed the commission of items for future review.

4B. Project Status Report. Applicant: Director of Development Services/City Planner.  
Mr. Menzies informed the commission of past projects considered by the commission.

4C. Announcements: None

**5. Adjournment** The next regularly scheduled meeting is May 4, 2006.

The meeting adjourned at 4:43 p.m.

ATTEST:

\_\_\_\_\_  
Mack Hamilton, Chairperson

\_\_\_\_\_  
Jena Chacon, Recording Secretary

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 4B **FOR AGENDA OF:** May 18, 2006

**DESCRIPTION:** **Final Plat: Peterson Regional Medical Center Addition** – Three (3) proposed lots on 27.3+ acres for a planned regional hospital development located at the southwest intersection of Hill Country Drive and Wesley Drive. Zoned: C-14, C-15. (File #2005-32).

**APPLICANT(S):** Voelkel Engineering and Surveying c/o Sid Peterson Memorial Hospital.

**ATTACHMENT(S):** Locator Map, Plat

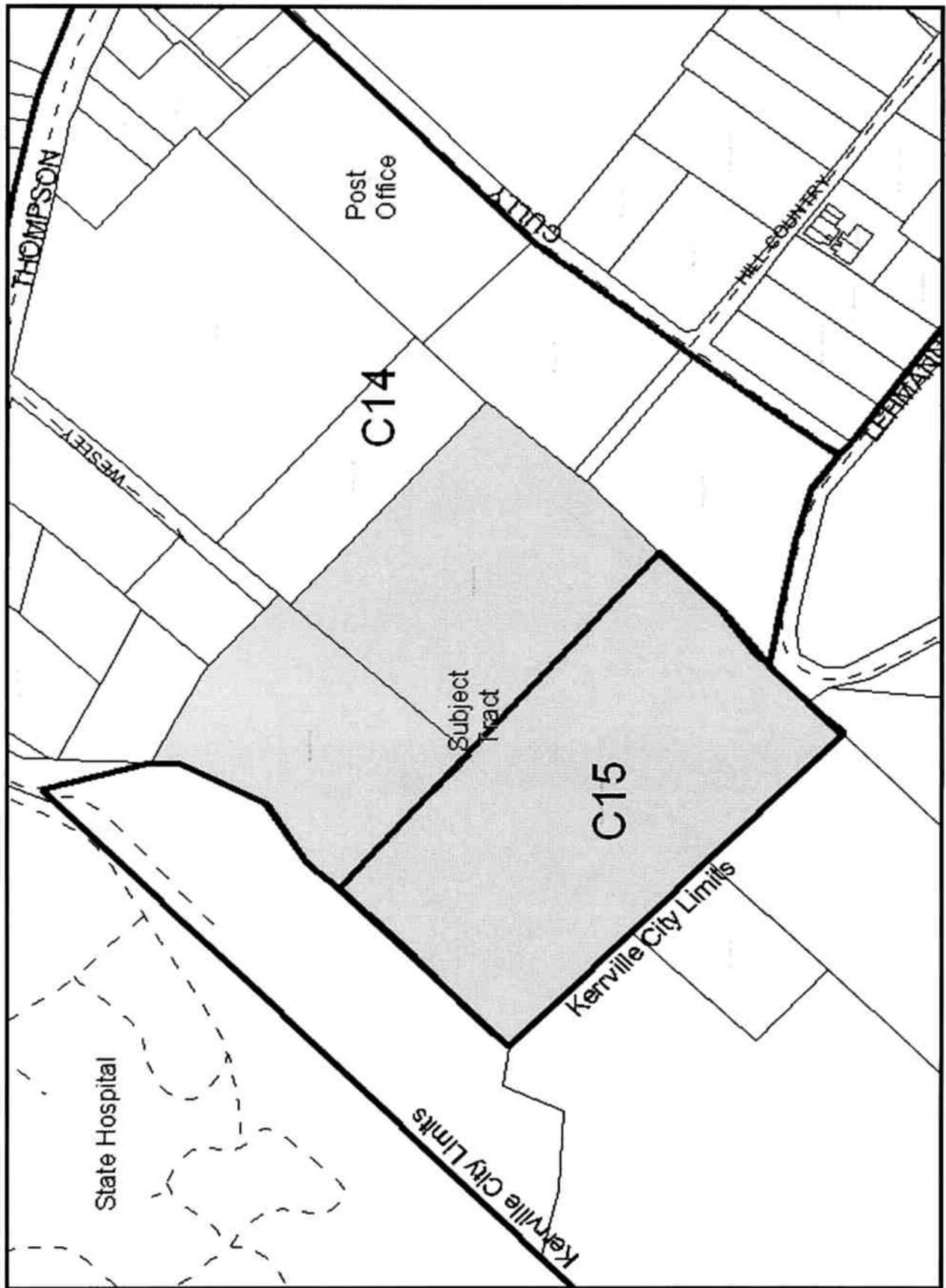
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**History**

- January 5, 2006 – Preliminary plat approved by Commission subject to the vacating of the Wesley Drive right-of-way prior to the final plat consideration.
- February 14, 2006 – City Council approves Ord. 2006-05 on second and final reading vacating the Wesley Drive right-of-way.
- April 13, 2006 – Application for the final plat submitted to City.
- May 18, 2006 – Consideration of final plat by Commission.

**RECOMMENDED ACTION**

The submitted plat meets the requirements of the Subdivision Ordinance and is recommended for approval.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 5A **FOR AGENDA OF:** May 18, 2006

**DESCRIPTION:** **Conditional Use Permit (CUP) Request** – Consideration of a recommendation to the City Council of a request for a CUP to allow the expansion of an existing funeral service/crematory (Business Services II) use on 3.0+ acres at 1221 Junction Highway. Zoned: GR. (File #2006-09).

**APPLICANT(S):** Gene Allen c/o Kerrville Funeral Home

**ATTACHMENT(S):** Locator Map, Draft Resolution, Applicant Submittal

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Project Timeline

- April 19, 2006 – Application for subject CUP submitted to City.
- May 5, 2006 - Development Review Committee (DRC) process complete; application deemed complete.
- May 8, 2006 – In accordance with Statute and local law, notice of required public hearing published in Kerrville Daily Times and mailed to all property owners within 200 feet of subject tract.
- **May 18, 2006** – Public Hearing before the Planning and Zoning Commission (P&Z) and consideration of a recommendation to the City Council.
- May 23, 2006 – Public Hearing before the City Council and consideration of a resolution approving the CUP.

CUP Process/Summary

- Per the Zoning Code, the “Business Services II” use in the GR zone requires the approval of a CUP by the City Council. The use existed prior to the CUP requirement (i.e. 1997) and is considered a legal non-conforming use (grandfathered). Approval of a CUP is required to allow for the expansion of any non-conforming use.
- As shown on the site plan, the applicant proposes the expansion of the existing use by the addition of an approximately 900 square foot crematorium.
- Article 11-1-11(c) of the Zoning Code requires: “When a Conditional Use Permit is required (in the GR, Guadalupe River, district), an evaluation of the proposed development’s impact on the quality of the water and the river environment generally, and aesthetic compatibility with the river front should be made when determining the nature of the conditions to be included in the permit.”

Staff has requested the applicant discuss the impacts of crematoria in general (during the public hearings) to allow the Commission and Council to consider the above stated requirement.

- Per the Zoning Code, the P&Z and Council may impose additional requirements and conditions of approval as are needed to ensure that a use requested by a CUP is compatible and complementary to adjacent properties.

### **RECOMMENDED ACTION**

1. Open the public hearing and receive comments; and
2. Recommend to the City Council approval of the CUP subject to the standards outlined in the Resolution.





**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 5B **FOR AGENDA OF:** May 18, 2006

**DESCRIPTION:** **Conditional Use Permit (CUP) Request** – Consideration of a recommendation to the City Council of a request for a CUP to allow the expansion of an existing vehicle repair/maintenance use at 1600 Stadium Drive. Zoned: N-23. (File #2006-12).

**APPLICANT(S):** Anderson Steadham, Inc. c/o Central Automotive.

**ATTACHMENT(S):** Locator Map, Draft Resolution, Applicant Submittal

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Project Timeline

- May 3, 2006 – Application for subject CUP submitted to City.
- May 5, 2006 – Development Review Committee (DRC) process complete; application deemed complete.
- May 8, 2006 – In accordance with Statute and local law, notice of required public hearing published in Kerrville Daily Times and mailed to all property owners within 200 feet of subject tract.
- **May 18, 2006** – Public Hearing before the Planning and Zoning Commission (P&Z) and consideration of a recommendation to the City Council.
- May 23, 2006 – Public Hearing before the City Council and consideration of a resolution approving the CUP.

CUP Process/Summary

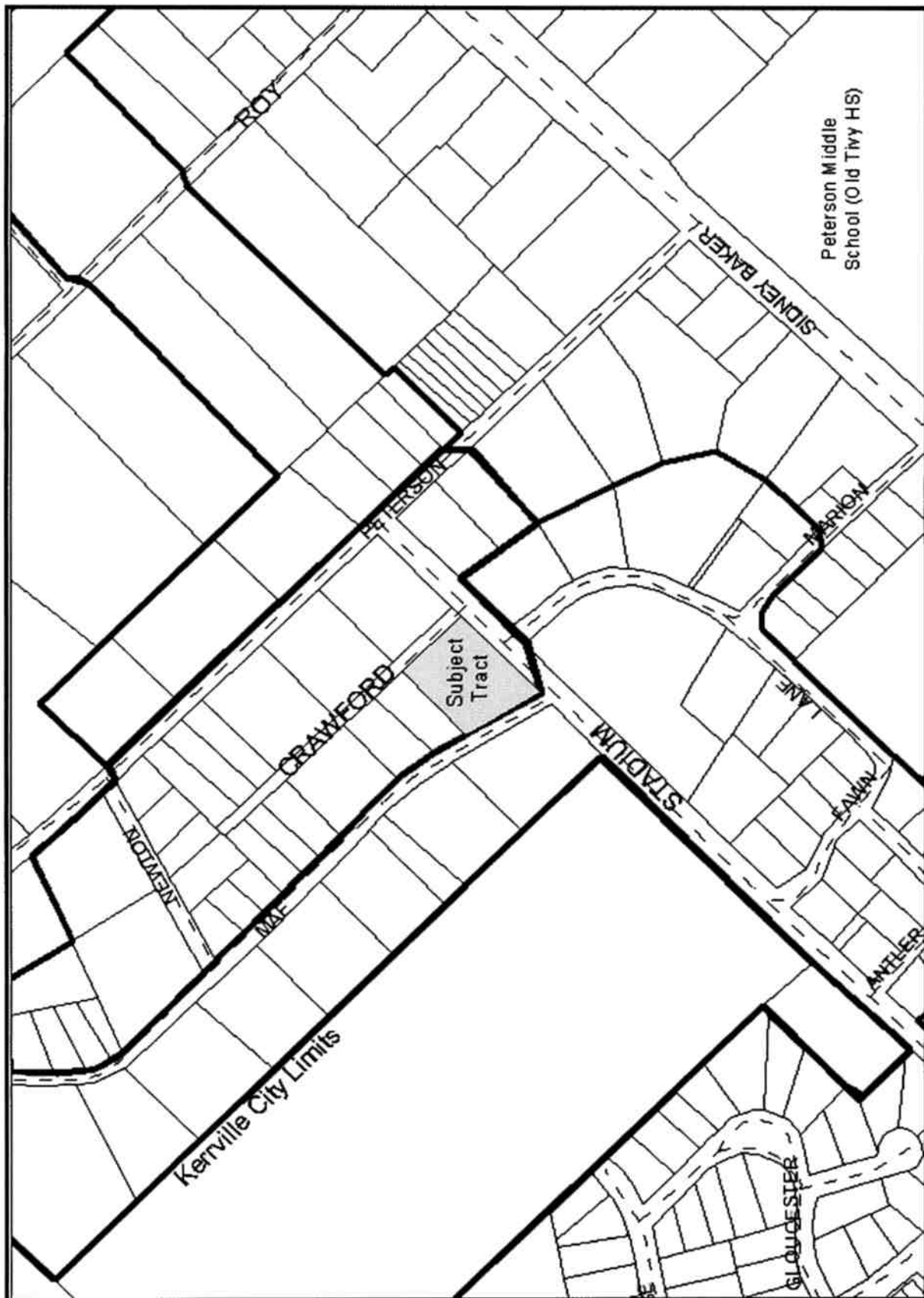
- Per the Zoning Code, the “Vehicle Maintenance and Repair” use in the N-23 zone requires the approval of a CUP by the City Council. The use existed prior to the CUP requirement (i.e. 1997) and is considered a legal non-conforming use (grandfathered). Approval of a CUP is required to allow for the expansion of any non-conforming use.
- The applicant proposes four (4) new work bays via a 4,000 square foot building addition. The appropriate parking spaces are also proposed.
- Article 11-1-18 (Special Screening Regulations) of the Zoning Code requires Type “B” screening along the western property line adjacent to the single-family residence. Type “B” screening consists of:
  1. Wood or masonry fence no less than six (6) feet in height; and
  2. Prohibition of the construction of any building, parking, or storage areas within fifty (50) feet of the subject property line.

The setback of the existing building from the western property line is approximately ten (10) feet, and the proposed addition is to be “in line” with the existing. Staff recommends a reduction to the fifty (50) foot required screening setback (described in #2, above) allowing the new building as proposed. The proposed new building is not directly adjacent to the single-family home to the west and should not increase any impacts as such.

- Per the City's building code(s), sidewalks are required to be constructed adjacent to all public rights-of-way as part of any commercial building expansion. In this case, five (5) foot wide sidewalks are required adjacent to Crawford Street, Mae Drive, and Stadium Drive.
- Per the Zoning Code, the P&Z and Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a CUP is compatible and complementary to adjacent properties. Staff recommends only those additional regulations outlined in the draft Resolution.

#### **RECOMMENDED ACTION**

1. Open the public hearing and receive comments; and
2. Recommend to the City Council approval of the CUP subject to the standards outlined in the Resolution.



K.C.D.R. = Kerr County Deed Records  
 K.C.P.R. = Kerr County Plat Records  
 K.C.E.R. = Kerr County Easement Records  
 K.C.P.P.R. = Kerr County Real Property Records  
 K.C.D.O.T. = Kerr County Deed of Trust Records  
 P.O.B. = Point of Beginning in Metes & Bounds  
 (Record) = Record Bearing and/or Distance call in  
 existing deed, recorded plat, etc...

SCALE: 1" = 50 FEET

# LEGEND

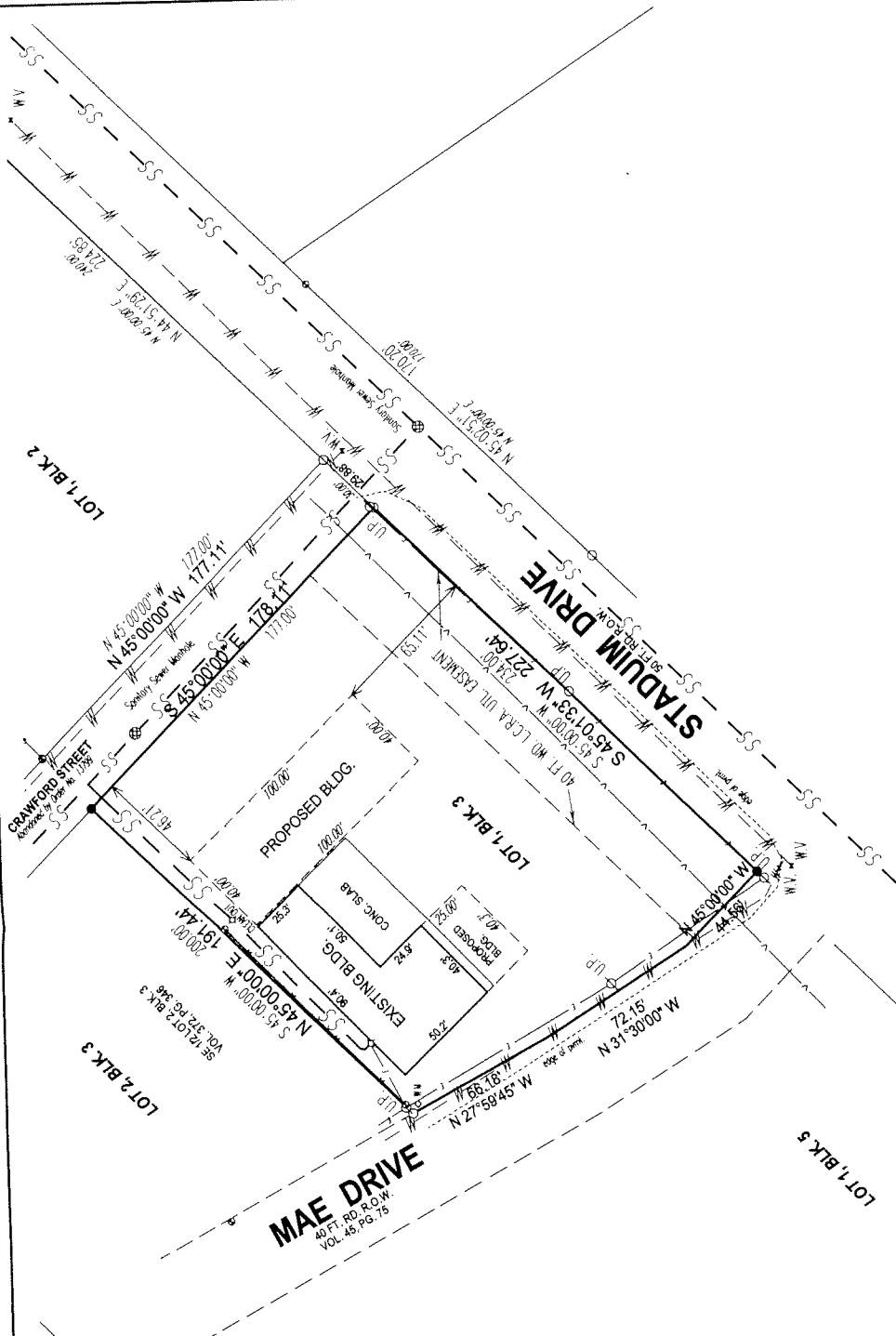
- POB Point of Beginning
- End 1/2" rebar rod
- Set 1/2" rebar rod
- ⊙ End Nag Nail
- ⊕ End pt under pavement
- ⊙ Fence Post
- ⊙ Utility Pole
- Property line
- Power line
- Utility Easement
- Wire Fence
- W.M. - Water Meter
- M.L. - Meter Loop

PROPERTY ADDRESS:  
 1600 Stadium Drive  
 Kerrville, Texas 78028

I, Gary Max Brandenberg, Registered Professional Land Surveyor No. 5164,  
 hereby certify that this plat represents a survey made on the ground under my  
 direct supervision and direction.

Surveyed on the ground on February 9, 2006.

*Gary Max Brandenberg*  
 Gary Max Brandenberg, Registered Professional Land Surveyor No. 5164



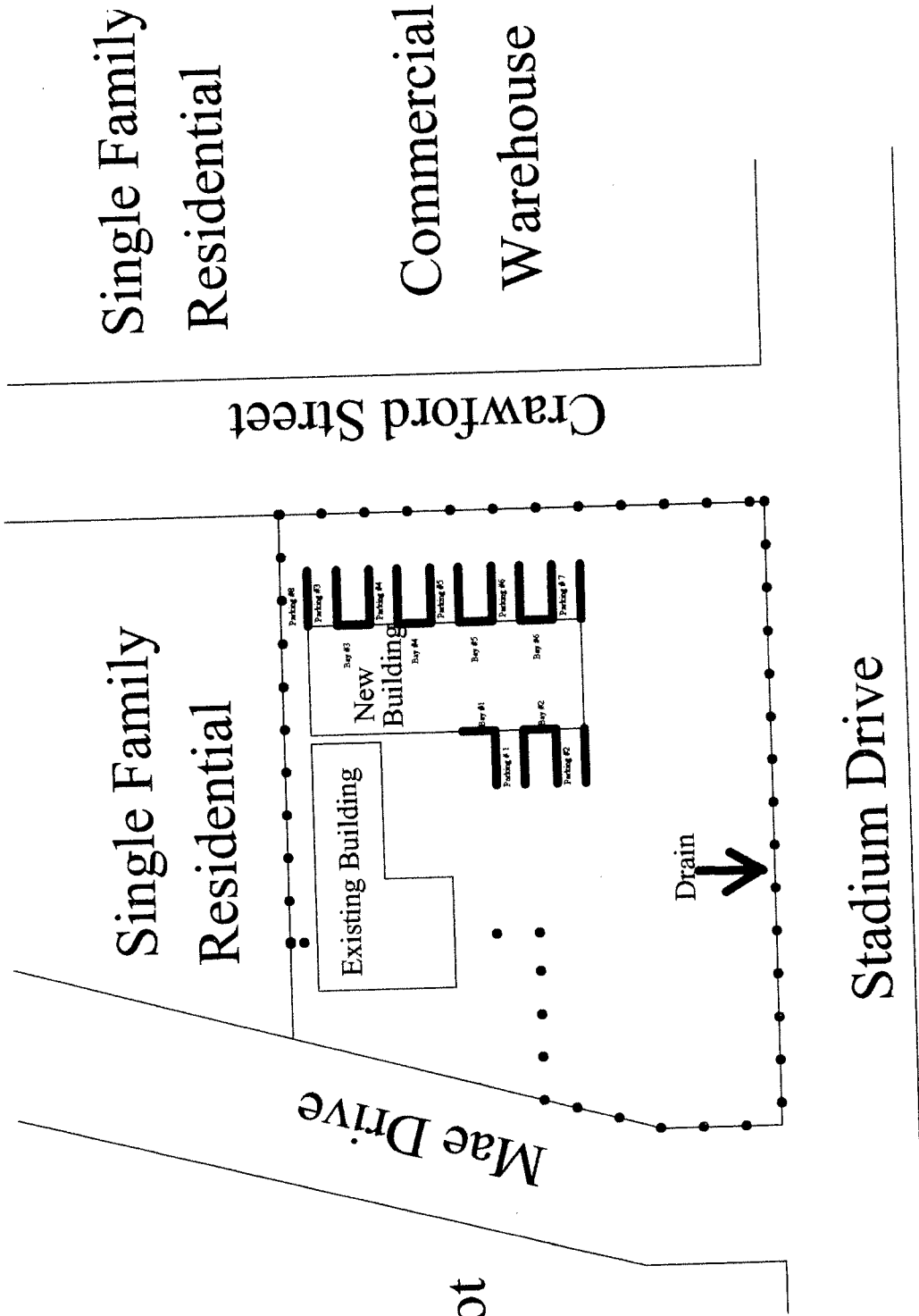
SURVEY PLAT OF LOT 1, BLOCK 3, VALLEY VIEW  
 ADDITION, RECORDED IN VOLUME 45, PAGE 75,  
 DEED RECORDS OF KERR COUNTY, TEXAS

11.8832-06 2006-01-20 gmb

TEXAS LAND BOUNDARIES - 2616 JUNCTION HWY - KERRVILLE, TEXAS 78028 - (830) 257-3839 FAX: (830) 896-6317 - email: kbrndenberg@texas.com

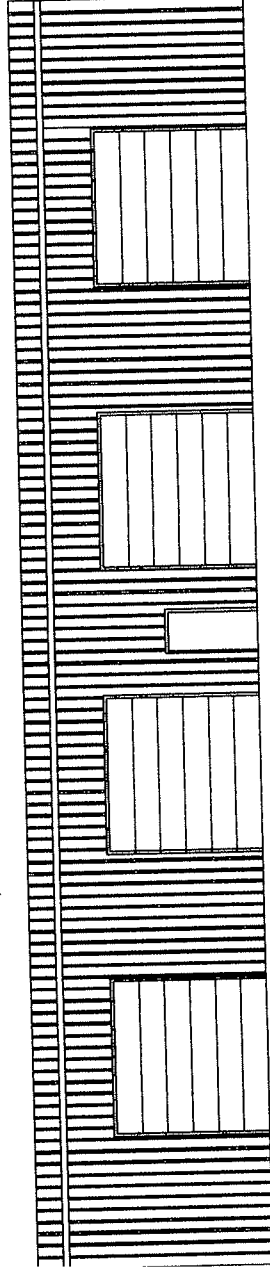
Undeveloped Lot

11 B



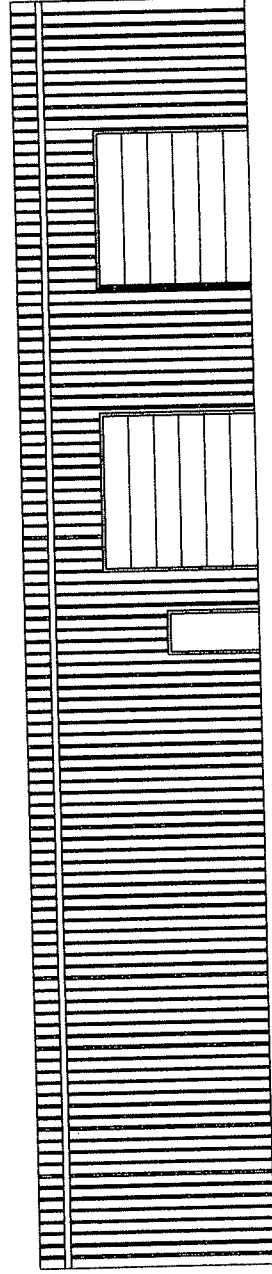
Single Family Residential

# Elevations

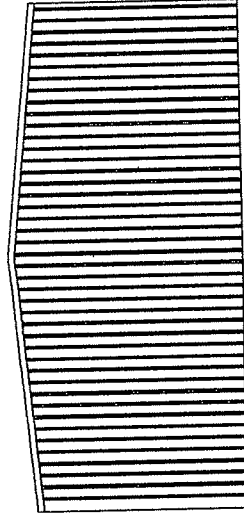


Crawford Street Face

11 ft



Mae Drive Face



Stadium Drive & Back

**BUSINESS OF THE PLANNING AND ZONING COMMISSION**

**CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 6A **FOR AGENDA OF:** May 18, 2006

**APPLICANT (S):** Kerrville Planning Division

**DESCRIPTION:** Items for Future Review List

**CASE TYPE:** Information

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**SUMMARY STATEMENT – FINDINGS OF FACT**

This list shows submitted projects that require Commission approval or recommendation.

<b>Project Name</b>	<b>Type</b>	<b>Tentative P&amp;Z Date</b>
Subdivision Ordinance Amendment	Amendments pursuant to ETJ agreement with Kerr County.	June 15, 2006

**BUSINESS OF THE PLANNING AND ZONING COMMISSION**

**CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 6B **FOR AGENDA OF:** May 18, 2006

**APPLICANT (S):** Kerrville Planning Division

**DESCRIPTION:** Past Projects List

**CASE TYPE:** Information

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**SUMMARY STATEMENT – FINDINGS OF FACT**

This list shows the status of projects previously considered by the Commission.

<b>Project</b>	<b>P&amp;Z Date</b>	<b>Status</b>
Kerrville Funeral Home CUP	5/18/2006	<ul style="list-style-type: none"><li>• Public hearing and consideration by City Council on 5/23/2006.</li></ul>
Central Automotive CUP	5/18/2006	<ul style="list-style-type: none"><li>• Public hearing and consideration by City Council on 5/23/2006.</li></ul>